

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Wednesday, September 6, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' Meeting

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,

THAT the Minutes of the Regular Council meeting dated August 29, 1972, (with the exception of the 'In Camera' portion), be adopted, after a change on page 14 with regard to the voting of certain Aldermen on Item K - Rezoning, whereby such will read as follows:

"(Aldermen Hardwick, Rankin and Wilson refrained from voting on this item not having been present at the Public Hearing when this particular item was under discussion)"

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Development Permit:
Extension to Sands Motor Hotel

It was agreed to defer consideration of this matter pending the hearing of delegations later this day. (see page 15)

COMMUNICATIONS OR PETITIONS

1. Seminar re Rent Policy:
Canadian Council on Social Development

The Deputy Chairman of the Vancouver Rental Accommodation Grievance Board advised of invitation from the Canadian Council on Social Development for the Chairman to attend, and speak to, a seminar on rent policy to be held September 25 and 26, in Toronto, and submitted a resolution of that Board recommending authority be granted to the Chairman accordingly.

MOVED by Ald. Broome,

THAT the Chairman of the Vancouver Rental Accommodation Grievance Board be authorized to attend and speak to this seminar.

- CARRIED

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COMMUNICATIONS OR PETITIONS (cont'd)

2. Development of Provincial
Government Complex

A communication was noted from the Vancouver City Planning Commission recommending the Provincial Government be approached as soon as practical on the matter of development of the Provincial Government complex on Blocks 51, 61 and 71.

MOVED by Ald. Linnell,

THAT the subject matter be referred to the Standing Committee on Planning and Development to consider alternate plans for action in respect of development on the three blocks 51, 61 and 71:

FURTHER THAT His Worship the Mayor in the meantime be requested to discuss this matter with the Premier-elect as soon as possible.

- CARRIED

3. Transportation and Communications Committee:
Canadian Federation of Mayors and Municipalities

His Worship the Mayor advised of an invitation from the Canadian Federation of Mayors and Municipalities to serve on the Federation's Transportation and Communications Committee.

His Worship recommends Alderman Wilson be the Council's delegate.

MOVED by Ald. Bird,

THAT Alderman Wilson be appointed to serve on this particular Committee of the Canadian Federation of Mayors and Municipalities.

- CARRIED

(Alderman Rankin is recorded in the negative)

4. Delegation and Grant Request:
Community Transportation Service

A request was received from the Executive Director of the Community Transportation Service for a further opportunity to appear before Council in connection with its grant request in respect of transportation service provided to elderly citizens.

MOVED by Ald. Calder,

THAT the delegation be heard.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
GENERAL REPORT, September 1, 1972

WORKS AND UTILITY MATTERS

Underground Wiring within Certain Parks (Clause 5)

In considering this clause, it was,

MOVED by Ald. Adams,

THAT the cost of underground wiring at Rupert Park and Stanley Park, totalling \$150,600, be allocated from the Park Development allocation in the 1971-75 Five-year Plan.

- LOST

(cont'd.)

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

WORKS AND UTILITY MATTERS (cont'd)

Underground Wiring within
Certain Parks (cont'd)

MOVED by Ald. Broome,

THAT the Director of Finance be instructed, in connection with the cost of underground wiring at Rupert Park and Stanley Park, to make the funds required, i.e. \$150,600, available in the City's 1972 or 1973 Supplementary Capital Budget, as indicated by the time work is likely to commence on each project.

- CARRIED

Removal of Willow Tree on City Boulevard
N/S First Avenue - 3336 Point Grey Road (Clause 6)

In considering this clause it was noted communications were received from Mr. and Mrs. Mills and Mr. and Mrs. McCuaig in opposition to the tree removal. In the letter from Mr. and Mrs. Mills it is requested an opportunity be given to express their views.

MOVED by Ald. Phillips,

THAT the willow tree on the City boulevard, N/S First Avenue, 3336 Point Grey Road, not be removed;

FURTHER THAT the City Engineer be requested to report back with costs on the sewer maintenance required in view of the tree situation.

AMENDED
SEE PAGE
579

- CARRIED

Rezoning Application: Portion of Land
bounded by Harrison and Victoria Drives (Clause 7)

In considering this clause a telegram was noted from Mr. Howard E. Stevens, 2031 Harrison Drive, requesting the item be referred to the Official Traffic Commission to receive a delegation.

MOVED by Ald. Wilson,

THAT this clause be referred to the Official Traffic Commission with the request arrangements be made to hear Mr. Stevens as a delegation on the subject.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Linnell,

THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED

SOCIAL SERVICE AND HEALTH MATTERS

Dunbar - West Point Grey Youth Problems (Clause 1)

MOVED by Ald. Hardwick,

THAT this clause be received for information and referred to the Standing Committee on Health and Welfare as one of the matters to be considered when discussing youth problems.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

SOCIAL SERVICE AND HEALTH MATTERS (cont'd)

Group Trailer Parking:
P.N.E. (Clause 2)

MOVED by Ald. Bird,

THAT Clause 2 of the report of the Board of Administration
(Social Service and Health matters), be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Alterations to the Existing Gasoline
Service Station

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Building
and Planning matters), be adopted.

- CARRIED

FINANCE MATTERS

Appointment of Auditors: 1973
(Clause 5)

After considering this clause it was,

MOVED by Ald. Adams,

THAT the firm of Riddell, Stead and Co., be appointed
Auditors for the City of Vancouver for the year 1973 at a fee
of \$36,650, in accordance with the terms as to scope and
responsibility as set out in Parts I to IV inclusive of the
report re Audit of City's records dated January 22, 1962, sub-
mitted by the Board of Administration and adopted by Council on
January 23, 1962.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Broome,

THAT Clauses 1 to 4 of the report of the Board of Adminis-
tration (Finance matters), be adopted.

- CARRIED

B. PROPERTY MATTERS
September 1, 1972

MOVED by Ald. Adams,

THAT Clauses 1 to 3 of the Board of Administration report
(Property matters), be adopted and Clause 4 received for
information.

- CARRIED

C. Appeal re License Refusal
Kino Art Gallery & Cinema

It was agreed to defer consideration of this matter pending
the hearing of a delegation later this day. (See pages 15 & 16)

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Request to Stand Advertising Vehicle
on Street (Oktoberfest)

The Board of Administration, under date of August 30, 1972, submitted the following report:

"The City Engineer reports as follows:

'In a letter dated August 18, 1972 the Vancouver Oktoberfest Committee have requested permission to stand a vehicle at several locations on City streets to advertise the forthcoming Oktoberfest. Their initial proposals were not acceptable to either the Police or Engineering Departments and have been amended after discussion with the Oktoberfest Committee.

The following proposal and locations are acceptable from a Police and Traffic Engineering standpoint:

PROPOSAL

To operate on City streets and stand at various locations an eight horse Clydesdale team pulling an ornately carved beer wagon which advertises the Oktoberfest.

Location 1: Johann Strauss Restaurant, 800 Block Hornby Street
Date: September 14, 1972, 5:00 p.m. - 7:00 p.m.
Route: 4:15 p.m. - from south foot of Hornby Street to 800 Block Hornby.
7:00 p.m. - from 800 Block Hornby to south foot of Hornby Street via Robson Street, Thurlow Street, and Beach Avenue.

Location 2: Schnitzel House, 1000 Block Robson Street
Date: September 15, 1972, 12:00 noon - 2:00 p.m.
Route: As per location 1.

Location 3: North side of Alexander Street, east of Carrall Street.
Date: September 16, 1972, 4:00 p.m. - 7:00 p.m.
Route: From Oakridge Shopping Centre via 41st Avenue and Main Street.

The team and wagon will be trucked to and from the starting and finishing points and the only location where the loading will be done on-street is Alexander Street. Temporary parking prohibitions will be required at the three locations.

If the wagon were to be kept in continual motion, Council approval would not be required. However, as the request is to 'stand' the vehicle on City street, Council's approval is required under Section 81(2) of the Street and Traffic By-law 2849.

As advertising on stationary vehicles is a matter of Council policy, the request of the Vancouver Oktoberfest Committee to stand a horse-drawn vehicle in the 800 Block Hornby Street, 1000 Block Robson Street, and the Unit Block Alexander Street on the respective dates of September 14, 15 and 16, 1972, is put forward for Council's CONSIDERATION.

Should Council approve the above request, it is RECOMMENDED that such approval be subject to the following conditions:

- (1) That the applicant enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that may arise from operating the Oktoberfest wagon on City streets.
- (2) That the applicant maintain the streets clean of any waste material resulting from the operation.
- (3) That the cost of temporary signing be borne by the applicant.'

Your Board submits the matter to Council for CONSIDERATION."

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Request to Stand Advertising Vehicle
on Street (Oktoberfest)
continued:

MOVED by Ald. Broome,

THAT the request of the Vancouver Oktoberfest Committee,
set out in the foregoing report, be approved, subject to the
conditions set out in that report.

- CARRIED

E. Archives Division: Staffing

The Board of Administration, under date of September 1,
1972, submitted the following report:

"City Council at its Meeting of November 23, 1971 received a report from
the City Clerk and City Archivist entitled 'Archives Division - Statement
of Purposes and Objectives'. City Council in respect of this matter
resolved as follows: -

'The Statement of Purposes and Objectives of the
Archives Division as detailed in the submission
from the City Archivist dated October 1971 be
approved.'

Your Board has now received a memorandum from the City Clerk (copies
attached) indicating his recommendation for staffing of the Archives
Division.

In summary the situation is as follows: -

Present Staff Establishment: -

Archivist	1
Stenographer II	1
Clerk Typist II	<u>1</u>
Total	3

To assist the Archivist, three additional positions are recommended,
namely: -

Assistant City Archivist	1
Archival Assistants	<u>2</u>
Total	<u>3</u>

In addition it is recommended that the Museum Display Technician II
(Pay Grade 19 - \$671-801) who now spends approximately 50% of his time on
photographic work for the Museum Department be assigned full time to the
position of Photographic Assistant to provide service to the Museums,
Archives, and the Library Board. It is proposed that this Technician be
located in the photographic work room area provided in the new Archives
Building. Further that the Vault Attendant now on the staff of the
Finance Department be transferred to the staff of the Archives Division.

The annual increase in staffing costs to the City should be in the order
of \$30,000.

Assistant City Archivist (Records Manager)

The incumbent of this position is to be responsible for the development
of a records program to deal with the disposition of inactive departmental
records and to determine a schedule of retention and disposal. The
incumbent of the position will therefore be fulfilling the function of
Records Manager of all inactive City Records and Documents.

Archival Assistants

The incumbents of the two recommended positions are to carry out the
basic tasks of Archival Management and the provision of service to the
public. The work of the incumbents will include: -

Accession Procedure
Screening of material including selection and disposal
Classifying, labeling and shelving material
Assisting the public to obtain information and answering
inquiries.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Archives Division: Staffing (cont'd)

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who concurs herein and a copy has been furnished to the Vancouver Museums and Planetarium Association.

Summary of Recommendations

1. That the Position of Assistant City Archivist be established.
2. That two Positions of Archival Assistant be established.
3. That the Museum Display Technician and the Vault Attendant Positions be transferred from their respective departments to the staff of the Archives Division.
4. That your Board be authorized to approve for each permanently established position the Classifications and Pay Grades - in accordance with Council Resolution of July 22, 1969; and further that your Board be authorized to establish the effective date of commencement for the various positions having regard to the requirements of the Division in connection with the opening of the new Archives Building.
5. That the Funds necessary for payment of salaries for such positions in 1972 be obtained from contingency reserve.

Your Board RECOMMEND adoption of the above recommendations and notes that approval of this report results in an increase in the standard of service in the Archives which was anticipated when this Centennial Project was approved."

(Copy of City Clerk's report of August 31, 1972, is on file in the City Clerk's Office)

In connection with the reference in the report to transfer of Museum Display Technician II to the Archives Division to assume duties of photographic assistant to provide services to Museums, Archives and Library Board, a communication was received from the Vancouver Museums and Planetarium Association Vice President asking this portion of the report be deferred pending an opportunity for discussions on the matter with the Board of Administration, and an opportunity to be heard by Council on the matter.

After considering the report, the Council took action on the recommendations in the report as follows:

MOVED by Ald. Hardwick,
THAT recommendation 1 be approved.

- CARRIED

(Alderman Broome is recorded in the negative)

MOVED by Ald. Hardwick,
THAT recommendation 2 be approved.

- CARRIED

MOVED by Ald. Hardwick,
THAT recommendation 3 be deferred pending further report by the Board of Administration, after review and discussions with the Vancouver Museums and Planetarium Association.

- CARRIED

cont'd....

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Archives Division:
Staffing (cont'd)

MOVED by Ald. Hardwick,
 THAT recommendation 4 be approved.

- CARRIED

MOVED by Ald. Hardwick,
 THAT recommendation 5 be approved.

- CARRIED

F. Illegal Suites: Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of August 17, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the sub-committee, be approved:

Mr. Dagmar Ward (tenant), 2610 West 10th Avenue
 Mrs. Isobel A. Fuller (tenant), 5801 McKinnon Street
 Mrs. Helga Schumacher (tenant), 2955 East 3rd Avenue
 Mrs. F.J. MacDonald (tenant), #212 - 1999 Nelson Street
 Mrs. Dial Kour Sidhu (owner), 204 West 63rd Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Mr. Andrew Janzen (tenant), 7825 Nanaimo Street
 Mr. & Mrs. Joginder Johal (owners), 4243 John Street

- (c) the following applications be approved for six months from the date of this Resolution:

Mr. Ilija Cuba (owner), 62 East 55th Avenue
 Mr. Hasan Tiro (owner), 2061 Mannering Street

- (d) the following applications be not approved:

Mr. & Mrs. Teja Bains (owners), 8178 Prince Edward Street
 Mr. Pete Mouzourakis (owner), 1950 East 1st Avenue
 Mr. H. Ditmar Mittelstaedt (tenant), 745 East 24th Avenue
 Mr. & Mrs. Beant Singh (owners), 1155 East 15th Avenue

- (e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Adams,
 THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated August 17, 1972, and containing clauses (a) to (e), be approved.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Development Permit Application:
Shipyard for Riv Tow Straits Ltd.
8550 Victoria Drive

The Board of Administration, under date of September 1, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:-

"BACKGROUND:

During the Civic strike, buildings were erected on a site occupied by Riv Tow Marine Ltd. zoned M-2 Industrial, on the east side of Victoria Drive and south of Kent Avenue. Ship building was started on this site and the abutting Victoria Street end. The Victoria Street end is leased from the City of Vancouver. The owners have applied for a development permit and petitions have been received against the use from an adjacent residential area.

Before taking further action, this matter is submitted to Council for their consideration.

Lease of Part of Site

The street end was leased by the City to Riv Tow Marine Ltd. (formerly River Towing Company Ltd.) on January 1, 1965 for 21 years. The first six years was fixed and the remaining 15 years of lease can be cancelled on one year's notice. The term included the provision that no structure can be erected on the demised premises.

This lease is an extension to a previous lease to River Towing Company Ltd. dating back to 1959, which was approved by the Technical Planning Board.
No approval for use of the leased street end has been granted.

Development Permit Application No. 59003

The application made by Burnette Resource Survey Ltd. is dated April 26th, 1972. On the evening of April 26th, 1972, the Civic Strike commenced and no development permit applications were processed for approximately eight weeks. The application and accompanying drawings indicated that it is proposed to construct a 50 ft x 96 ft. building and to move and place a 30 ft. x 40 ft. building on the portion of the site immediately to the east of the Victoria Drive Street end.

The drawings do not indicate the proposed use of the portion of Victoria Drive. The buildings are shown to encroach on this street end.

The required off-street parking and loading and unloading facilities are not shown on the drawings meeting the minimum requirements of the Zoning and Development Bylaw.

The stated use on the application was to erect, service, repair and maintain tugs and barges. No development or building permits for the project have been issued, however, the buildings are in fact on the site and are being used for ship building. Ship building is also being carried out on the Street end.

Zoning

The site is zoned M-2 Industrial and has been zoned for industrial use since 1931. It is located in the South East Marine Drive industrial area which is more or less continuous from the foot of Angus Drive to Boundary Road.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
 Shipyard for Riv Tow Straits Ltd.
continued:

In the industrial district, however, there are two fairly extensively developed pockets of residential development. The most westerly part of the pocket bounded by Argyle, South East Marine, Duff and Kent Avenue North overlooks this particular activity at the foot of Victoria Drive.

The river frontage has always been used for water-oriented industrial use. However, the newly established use is noisy and has a cluttered appearance to the adjacent properties.

Ship building is an outright use in the M-2 Zoning District Schedule. Normally a development permit would be issued (provided the proposal complied with the regulations of the Bylaw). In this case the location of two principal buildings on the same site requires the approval of the Director of Planning and Civic Development.

Review of Present Zoning Policy

The Department of Planning and Civic Development has been carrying out a review of development policy for lands north of Kent Avenue north and south of South East Marine Drive between Crompton and Boundary Road. This report will recommend that the single family pockets will remain intact.

Petitions

Local homeowners are incensed by the development, particularly since it was started without a development or building permit. A petition has been submitted signed by 14 neighbouring property owners listing their complaints as:

- '1. Building and installation of shipyard abutting a fully developed residential area.
2. The building of (10-12) steel hulls has already commenced in an open area, where electric arcs of welding, hammering and grinding is noisy and a sight to see.
3. Absolutely no parking has been provided using our streets 8-10 hours a day.
4. Portable shelters they move over hulls are scattered over entire area which makes the property look like a slum of dirty shacks.
5. The propeller shop is also a sickening sight, and will be noisy and the operation of such will certainly make it unbearable to live within same vicinity. '

CONCLUSION:

Taking into consideration the construction that has taken place without permission and having regard to the existing adjacent one family dwellings, the Director of Planning is only prepared to approve two principal buildings on the site subject to the provision of adequate off-street parking and loading and unloading facilities (which could be provided on the street end) for a limited period of one year, and subject to the agreement of the developer to improve his operation in terms of noise, clutter and other details.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
Shipyard for Riv Tow Straits Ltd.
continued:

It is also suggested that the Council may wish negotiations to take place between Riv Tow Straits Limited and/or the owners of the lands immediately east of Victoria Drive with the view to relocating the ship building further east in the existing Industrial zoned land and in an area not immediately adjacent to one family dwellings.

Under the circumstances and before taking any further action, the Director of Planning and Civic Development submits this matter to City Council for CONSIDERATION. "

Your Board submits the report of the Director of Planning & Civic Development for Council consideration.

MOVED by Ald. Phillips,

THAT the Director of Planning and Civic Development be authorized to initiate discussions with Riv Tow Straits Ltd. and the affected residents and owners;

FURTHER THAT the Corporation Counsel be requested to look into the question of the noise involved and to what degree the City's by-laws can control use of machinery and other type of equipment on the site.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,

SECONDED by Ald. Broome,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Strathcona Rehabilitation Area)

MOVED by Ald. Linnell,

SECONDED by Ald. Broome,

THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,

SECONDED by Ald. Broome,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,

SECONDED by Ald. Broome,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

cont'd....

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BY-LAWS (cont'd)

By-law to amend By-law No. 3575, being
the Zoning and Development By-law (cont'd)

MOVED by Ald. Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,

SECONDED by Ald. Broome,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,

SECONDED by Ald. Broome,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings.)

Note: Aldermen Wilson and Rankin refrained from voting, not being present at the Public Hearing when this particular item was under consideration.

MOTIONS

1. Allocation of Lands for Highway Purposes:
3028 East 29th Avenue and N/S Kingsway,
West of Earles Street

MOVED by Ald. Hardwick,

SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. all that portion of Lot 3, Block 123, District Lots 36 and 51, Group 1, New Westminster District, Plan 1666, lying to the south of a line drawn parallel to and 20 feet perpendicular distant northerly from the southerly limit of said Lot 3 and extending from the westerly limit to the easterly limit of said Lot 3, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated August 9, 1972, and marginally numbered LF 6205, a print of which is hereunto annexed.
2. all that portion of Lots 45 and 46, Subdivision "A", Blocks 1 to 4, District Lot 37, Group 1, New Westminster District, Plan 2421, lying to the north of a line drawn parallel to and 10 feet perpendicular distant southerly from the northerly limit of said Lots 45 and 46, and extending from the westerly limit of said Lot 46 to the easterly limit of said Lot 45. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated June 8, 1972, and marginally numbered LF 6204 a print of which is hereunto annexed.

cont'd...

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MOTIONS (cont'd)

Allocation of Lands for Highway Purposes
continued:

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for ~~highway purposes~~.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. 1973 Preliminary Budget

MOVED by Ald. Phillips,
SECONDED by Ald. Adams,

THAT the Finance Committee meet in the next two to three months to discuss the 1973 Preliminary Budget.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Broome -
Stadium Seating

referred to a communication from the B.C. Lions Football Club in regard to additional seats at Empire Stadium. The Alderman suggested discussions be held between the representatives of the City, P.N.E. and the Football Club.

Alderman Wilson -
Order of Agenda

referred to the order of the Agenda whereby 'Notices of Motion' follow 'Enquiries and other Matters'.

MOVED by Ald. Wilson,
SECONDED by Ald. Linnell,

THAT the order of the Council Agenda be changed so that 'Notices of Motion' will follow immediately after 'Motions' in the Regular Council Agenda.

- CARRIED

Alderman Wilson -
Development Permits

referred to delays in the granting of development permits and cited one case in particular. The Alderman agreed to submit to the Board of Administration the particulars in this case.

Alderman Phillips -
C.P.R. and Waterfront
Area

advised that Mr. J.N. Fraine, Regional Vice President, C.P.R., had informed him of his willingness to meet with City representatives to discuss matters pertaining to the waterfront area and therefore would like to receive an invitation to any such meeting.

Alderman Phillips -
Infected Trees:
Private Property

enquired of the Corporation Counsel as to what action could be taken by the City to require owners of private property to spray their infected trees, or the City do so billing the owners subsequently.

The enquiry was referred to the Corporation Counsel for consideration.

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ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips -
Commercial Area:
Nanaimo and Hastings
Streets

referred to the commercial area in the vicinity of Nanaimo and Hastings Streets and felt the Director of Planning and Civic Development should be directed to study the area to advise Council with regard to its future development.

Alderman Bird -
Hastings East Commercial
Area Parking

enquired why those who contribute to the special local improvement parking arrangement in the Hastings East commercial area should be required also to provide on-site parking in development of their buildings in the area.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Stadium Seating

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,

THAT His Worship the Mayor appoint two members of Council to the Committee proposed by the Lions Football Club and the P.N.E. to investigate the possibility of expanding the seating capacity at Empire Stadium.

(Notice)

2. Civic Holiday: August

MOVED by Ald. Wilson,

THAT WHEREAS many parts of Canada observe the first Monday of August as a holiday;

BE IT RESOLVED THAT City Council apply for a Charter amendment, or at the pleasure of the Provincial Legislature, an 'Act of the Legislature' which will provide for a statutory holiday in British Columbia on the first Monday in August of each year.

(Notice)

The Council recessed at approximately 10:50 a.m. and following an 'In Camera' meeting in the Mayor's Office recessed to reconvene in the Council Chamber at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT:

His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Linnell,
Rankin, Sweeney and Wilson

ABSENT:

Alderman Adams
Alderman Calder
Alderman Phillips

DELEGATIONS AND UNFINISHED BUSINESS

Development Permit: Extension
to Sands Motor Hotel

The Council considered a development permit application for construction of an addition to the Sands Motor Hotel, 1755 Davie Street and noted approval given by the Technical Planning Board on October 15, 1971, subject to several conditions. In memoranda dated April 17 and 18, by the Zoning Planner, details are set out, including those conditions which have not been complied with to date. The total development (existing and proposed), with the exception of a small building at the corner of Bidwell and Davie Streets, will cover the total half block bounded by Davie Street, Denman Street, Bidwell Street and the lane north of Davie Street. The hotel tower would be located at the Davie and Denman corner of the site.

The Council received delegations as follows in opposition:

- (a) West End Community Council
(Mrs. J. Piercey)

Brief filed dated May 2. 1972

- (b) Mrs. S.A. Ennyu

Brief filed

- (c) Mr. R. Tyler

Brief filed dated September 6

A representative of the company appeared in support of the application and submitted a brief dated August 22, 1972.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,

THAT the action of the Technical Planning Board in approving this development permit application, subject to certain conditions, be confirmed.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

<u>FOR THE MOTION</u>	<u>AGAINST THE MOTION</u>
Alderman Broome	Alderman Rankin
Alderman Sweeney	Alderman Hardwick
Alderman Wilson	Alderman Linnell
Alderman Bird	
His Worship the Mayor	

The motion was declared carried.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Appeal re License Refusal: A. Cramer
Kino Art Gallery and Cinema

Mr. A. Cramer, on August 12, 1972, filed an appeal from the refusal by the License Inspector of a license to operate the Kino Art Gallery and Cinema at 2152 Main Street on the grounds the building did not comply with the requirements of the Building By-law.

In this regard, the Board of Administration reported as follows under date of September 1, 1972:

cont'd....

Regular Council, September 6, 1972 16

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Appeal re License Refusal:
Kino Art Gallery and Cinema (cont'd)

'Mr. Alex Cramer has written requesting Council to consider a refusal of his License application to operate a Cinema and Art Gallery at 2152 Main Street. The License Inspector refused the license because the City Building Inspector advised the building does not comply with the requirements of the Building By-law.

The City Building Inspector reports as follows:

"The building at 2152 Main Street is three storeys in height, the exterior walls being of masonry and the interior framing of wood. For many years the building was used as an apartment building on the upper floors and for commercial activity on the ground floor. Mr. Cramer has changed the use on the ground floor to an assembly occupancy. Under the regulations of both the Vancouver Building By-law and the National Building Code, such occupancy in a building of this kind of construction is not permissible. To comply, the building would have to be of non-combustible fire-resistive construction and it is not possible to modify the building to make it comply. The ground floor can continue to be used as a commercial occupancy.

This information was passed on to the Chief License Inspector who, thereupon, refused to issue a license.

Mr. Cramer states that during the civic strike when he enquired about getting a license he was told no one at City Hall could help him. The staff who were involved in meeting the public during the strike cannot recall any contact with Mr. Cramer either by telephone or at the counter at the 12th Avenue entrance. They doubt that they would have told him no one could help him but rather would have referred him to the Chief License Inspector. Mr. Harrell, however, was not contacted by Mr. Cramer.

It is recommended that the refusal to issue the License be upheld and the Building Inspector take appropriate enforcement action under the regulations of the Building By-law."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

Mr. Cramer appeared before Council in support of his appeal and explained his position.

MOVED by Ald. Bird,
 SECONDED by Ald. Sweeney,

THAT the license not be granted unless the assembly occupancy is eliminated.

(tabled)

MOVED by Ald. Linnell,
 SECONDED by Ald. Broome,

THAT the whole matter, including the main motion, be tabled for two weeks pending a report from the Fire Warden and the Fire Marshal to see if there is some way in which the building can be made satisfactory for this operation until December 31, 1972.

- CARRIED

Regular Council, September 6, 1972 17

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW #3575, BEING
THE ZONING AND DEVELOPMENT BY-LAW
(S/E Corner of Grant and Commercial)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,

THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

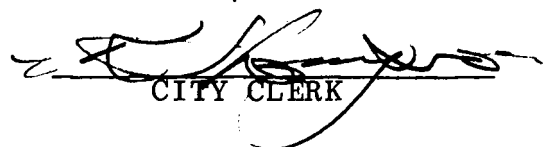
- CARRIED

The By-law received three readings.)

The Council adjourned at approximately 3:50 p.m.

The foregoing are Minutes of the Regular Council meeting of September 6, 1972, adopted, after amendment, on September 19, 1972.


MAYOR


CITY CLERK

BOARD OF ADMINISTRATION (WORKS) 1

September 1, 1972.

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERSCITY ENGINEER'S REPORTRECOMMENDATIONS:1. Central Heat Distribution Limited - Area of Operation

"The area in which Central Heat Distribution Limited is permitted to operate has not been specifically approved and designated by City Council as required in Paragraph 1 of the Steam Heat Agreement dated June 30th, 1966.

During early negotiations with the City, Central Heat Limited (a company later superseded by Central Heat Distribution Limited) proposed to confine its initial operations to the downtown and west end areas of the City.

Customers served up to the present are all in the area between Abbott and Thurlow Streets, between Robson Street and Burrard Inlet. The Company has requested that its operations be permitted within the entire Downtown and West End area, west of Gore Avenue and north of Prior Street and False Creek.

This request appears to be reasonable.

I therefore RECOMMEND that the public property specifically approved and designated for the operations of Central Heat Distribution Limited, pursuant to Paragraph 1 of the Steam Heat Agreement dated June 30th, 1966, be those streets, lanes and other public places within the City, west of Gore Avenue and north of Prior Street and False Creek."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

2. Closure of Lane North of 5th Avenue East of Scotia Street
- Block 26, D.L. 200A, Plan 197

"The owner of the property on both sides of the lane north of 5th Avenue from Scotia Street to the lane east has made application to acquire this portion of the lane. The property on both sides of the lane having the same ownership makes this portion of lane surplus to the City's highway requirements.

I RECOMMEND that the lane north of 5th Avenue between Scotia Street and the lane east, the same as shown outlined red on plan marginally numbered LF 6207, be closed, stopped up, and conveyed to the abutting owner subject to the following conditions.

- (1) The value of the lane to be \$18,000 in accordance with the recommendation of the Supervisor of Property & Insurance.
- (2) The closed lane to be consolidated with the abutting lands.
- (3) All costs to effect the physical closure of the lane to be to the applicant's account."

Your Board RECOMMENDS that the foregoing be approved.

3. Storm Sewer in Lane South of 48th Avenue
Dunbar to Collingwood

"The general area is served by separate storm and sanitary sewers. At the present time there is no storm sewer in the lane south of 48th Avenue. In order to provide drainage for the abutting properties, it is necessary to install a storm sewer. This will compliment the existing sanitary sewer.

The estimated cost of the work is \$12,500.

I RECOMMEND that \$12,500 be appropriated from the 1972 Capital Budget account 'Provision for Unspecified Projects,' Reference No. 3-05-06."

Your Board RECOMMENDS that the foregoing be approved.

4. Yards Basic Capital Further Projects

"In the Yards Basic Capital Appropriations, funds were allocated by Council (Ref. 15-03) to cover a number of further projects for which detailed studies, design and estimates were not available at the time. Funds are now required to be appropriated so that the following work can be proceeded with.

The work is a small renovation of the Electrical Operations Office at Cambie Yard which is required as a result of a relocation of a staff member. The estimated cost is \$1,250.00.

I RECOMMEND that an appropriation be allocated for this project, funds to be provided from Yards Unallocated Account No. 152/7901."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

5. Underground Wiring Within Certain Parks

The Director of Finance reports as follows:

"Undergrounding of wiring in Rupert Park and along Stanley Park scenic drive was included at the request of the Board of Parks and Public Recreation in the City Engineer's report approved by Council on August 15th, 1972. The matter of financing this work was not dealt with at that time, and as the work is not on a City street (normally when it would be included at 100% City cost for the part of a local improvement alongside a city park) but is in fact within the park areas, the appropriate source of funds would be the Park Development allocation in the 1971-1975 Five Year Plan. Undergrounding of existing wires was not, however, contemplated in 1969 and 1970 when the Five Year Plan was in preparation and under consideration.

The Board of Parks and Public Recreation on February 7th resolved:

'That City Council be requested to pay 1/3 the cost of underground installation of power and telephone lines in Rupert Park and along Stanley Park scenic drive and assign the two items top priority.'

The amounts for the municipal 1/3 are:

Rupert Park project	\$37,300
Stanley Park project	<u>113,300</u>
	<u>\$150,600</u>

The Park Development allocation in the 1971-1975 Five Year Plan now stands as follows:

. . . Cont'd.

Board of Administration, September 1, 1972. (WORKS - 3)

Clause No. 5 (Cont'd.)

Total approved in the 1971-1975 Plan	\$3,750,000
Amount allocated during 1970-1972, (which includes the Queen Elizabeth Restaurant \$367,000; Bal. required for Crystal Pool contract \$600,000; and the Park Board share of New Brighton Pool \$250,000)	<u>2,917,000</u>
Unallocated balance available to and including the year 1975	\$ <u>833,000</u>

It will be recalled that the City's 1972 Supplementary Capital Budget approved by Council on August 1st, 1972 listed 5 projects previously approved by Council for which final cost estimates are not available, and which on a round sum estimate basis totalled slightly more than funds available. One or more of these projects may not commence until 1973 and thus would not require an allocation of funds in 1972. It is noted that Stanley Park wiring may not proceed before year end, due to technical difficulties requiring prior solution.

FOR COUNCIL CONSIDERATION:

Request of Board of Parks and Public Recreation for funds to pay the cost of underground wiring at Rupert Park and Stanley Park for a total of \$150,600. Should these funds be allocated from

- (a) the Park Development allocation in the 1971-1975 Five Year Plan
or
- (b) Does Council wish to direct the Director of Finance to make the funds available in the City's 1972 or 1973 Supplementary Capital Budget as indicated by the time work is likely to commence on each project."

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

6. Removal of Willow Tree on City Boulevard
N/S 1st Avenue - 3336 Point Grey Road

The City Engineer reports as follows:

"A large weeping Willow tree is located on the boulevard of 1st Avenue which in effect is the rear of 3336 Point Grey Road since this is a double fronting property.

The Sewers Branch records show that roots from this tree have been the cause of 17 stoppages in adjacent house sewer connections, and in addition require that the main sewer on 1st Avenue be cleared of roots twice per year. The cost of the stoppages to the City and clearing roots from the main sewer has been approximately \$2,000 with a future annual cost of \$250 indicated. This cost does not include the structural damage which has already been caused to the main sewer which will lead to its premature failure.

The owner of the property at 3336 Point Grey Road in 1969 requested that the tree be removed since it interfered with a proposed driveway and landscaping of his property. The Engineering Department gave the owner permission to remove the tree at his own expense but he decided not to proceed because of strong objections from some of his neighbours. Instead, the owner requested that the City remove the tree since it is on City property. His position remains the same today.

. . . Cont'd.

Board of Administration, September 1, 1972. . . . (WORKS - 4)

Clause No. 6 (Cont'd.)

The 1972 Departmental Budget estimate for unstopping sewer connections where City responsibility is involved was cut significantly at Budget review; accordingly, it will be necessary to reduce expenditures for unstopping by eliminating the causes. Boulevard trees such as this, which have, and are expected to continue to have, a costly record of blocked sewer connections, must be removed if unstopping costs are to be kept within the Budget. Alternatively, the Budget for unstopping sewers must be increased. In this case, the inconvenience to householders caused by repeated sewer stoppages is particularly apparent.

The City Engineer requests Council's direction on whether trees of this type should be removed to reduce sewer maintenance costs or the Budget for unstopping sewers brought up to a level which will cover costs of unstops."

Your Board submits the matter to Council for
CONSIDERATION.

INFORMATION

7. Rezoning Application - Portion of Land
Bounded by Harrison and Victoria Drives

During consideration of the rezoning application for the portion of land bounded by Harrison and Victoria Drives, Council approved the rezoning application subject to "conditions recommended by the Technical Planning Board and subject to the Board of Administration submitting a report on the traffic and parking situations and the buses looping within the area".

The City Engineer reports as follows:

"The development proposed for the rezoned lands requires relocating and revamping the existing on-street bus loop. The proposed new bus loop has been designed in conjunction with the Architect for the development and B.C. Hydro based on the following criteria.

- 1) Adequate turning loop provided to ensure that buses can turn without interference to parking on the north side of Harrison Drive;
- 2) Provision for a bus lay-by within the loop and a bus shelter at the bus lay-by.

The new loop will not result in transit vehicles parking on the north side of Harrison Drive nor will it result in parking prohibitions on the north side of Harrison Drive.

The City Engineer is satisfied with the design of the proposed bus loop.

During Council's consideration of the rezoning application the possibility of relocating the bus loop closer to Marine Drive was raised.

The existing bus loop on Harrison Drive has been in operation since the early 1950's and the only complaints received about the bus loop were related to untidy conditions at the bus stop.

. . . Cont'd.

Board of Administration, September 1, 1972 (WORKS - 5)

Clause No. 7 (Cont'd)

B.C. Hydro transit officials have indicated that they would not be in favour of relocation to Marine Drive because of the lack of a large enough site, the steep grade south of Marine which would hinder bus operations and which would necessitate somewhat expensive construction to provide an adequate bus loop with a level loading area, the desire to avoid crossing Marine Drive because of heavy traffic conditions, and the costs involved in site acquisition, site improvements and trolley wire extensions. The transit officials also suggested that the service provided by a relocation of the existing arrangement would not be as good as the existing arrangement particularly for the residents of the German-Canadian Benevolent Society complex.

It is therefore suggested that the proposed revisions to the existing bus loop are a more practical arrangement than relocating the bus loop to Marine Drive."

Your Board submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 541-542

Board of Administration, September 1, 1972 (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Dunbar - West Point Grey Youth Problems

This is a report from the Director of SP/CD and the Chief Constable on actions taken regarding juveniles and young adults committing disturbances and illegal acts in the Dunbar - West Point Grey area.

Your Board submits the following report of the Director of SP/CD and the Chief Constable:

"There has been a noticeable increase in crime and disturbances involving juveniles in the Dunbar - West Point Grey area. Street disturbances, noisy drinking parties and harassment of persons in playgrounds and parks by groups of juveniles has been the subject of most complaints. However, criminal acts of various types including house burglaries, commercial burglaries, purse snatching, and strongarming have also occurred, and juveniles have been described as being responsible.

Residents of Dunbar and those living adjacent to Trimble Park in the West Point Grey area have been greatly concerned about the above mentioned problems plus the visible evidence of solvent sniffing and drug abuse by juveniles and young adults frequenting the parks. Their expressed concerns and involvement has been responsible for stimulating the positive steps being taken to counteract illegal and disruptive juvenile activities.

Vancouver Police Department has been actively involved on two fronts:

- (a) Extra units were instructed to give more attention to the Dunbar and Alma areas. As a result, these units have been successful in identifying and charging many offenders with offences under the Narcotic Control Act. The enforcement measures have greatly reduced the number of detected offences occurring in these categories.
- (b) In addition, a Corporal was transferred to the Crime Prevention Squad with instructions to engage in Community Relations activities in liaison with the Youth Preventive Squad and Mr. Don Robertson of Children's Aid Society. The Corporal and the District #4 Sergeant together arranged and attended a series of meetings with local residents, citizen groups, youths, and social agencies which attempted to air concerns, develop constructive, co-ordinated courses of action and generally, keep each other informed.

These community efforts have been productive in so far as crime and complaints in the Dunbar and West Point Grey areas have been reduced. Most of the hard core offenders are known to police and a strict enforcement program is being maintained. Meetings are continuing between police and workers in the area to develop a closer relationship with the youths who are involved.

. . . Cont'd.

Board of Administration, September 1, 1972 (SOCIAL - 2)

Clause No. 1 (Cont'd.)

The Dunbar Community Youth Worker Committee has been successful in soliciting funds from O.F.Y. and L.I.P. sources for the development of a community youth work program involving approximately 22 staff. In addition to complementing the police activity, the youth workers have been attempting to develop educational and employment alternatives for area youth. Most of the youths receiving attention are 16 to 18 years of age, have dropped out of school and have difficulty finding employment. Many do not have the maturity, skills, or self-discipline for employment and require considerable encouragement before they can overcome their delinquent behavior. The difficult task is evaluating how successful this program is in achieving its goals.

The extent and duration of Federal funding for this program is a question mark. If funds are not forthcoming, undoubtedly, the community will request financial assistance from the City.

Racial conflicts between Indian youths from the Musqueam Reserve and white youths have also surfaced in the past year. This situation deserves continuing attention.

The Board of Parks and Public Recreation at a meeting held August 7, 1972, passed a resolution to establish a curfew from 10:00 pm to 6:00 am and add extensive lighting to West Point Grey Park. In addition, recreation staff have been co-operating with police and community youth work staff.

In addition to these steps, Police, Citizens and Community Youth Work Staff have been instrumental in organizing and attending meetings involving:

The Dunbar Community Youth Work Committee
The Alma Y
Park Board
Probation Department
Children's Aid Society
Dunbar Business Association
Spring Street Project
and concerned citizens

It appears that the mobilization of resources from the areas mentioned has been the key to significantly reducing disruptive activities and youth crime in these areas. However, the situation does merit continuing attention."

Your Board submits the foregoing report of the Director of SP/CD and the Chief Constable for Council's INFORMATION.

RECOMMENDATION

2. Group Trailer Parking - P. N. E.

The Medical Health Officer reports as follows:

"An application has been received from The B.C. Half-Arabian Association of Vancouver for the parking of a group of twelve (12) to fifteen (15) exhibitors on the P.N.E. Grounds on September 16, 1972.

This group consists of exhibitors in the Dogwood Anglo and Half-Arabian Horse Show at the Pacific National Exhibition Agrodome Building.

Board of Administration, September 1, 1972. . . . (SOCIAL - 3)

Clause No. 2 (Cont'd)

Authority for allowing these arrangements is contained in
By-law No. 3986, Section 3.(2) which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS:

THAT the application from the B.C. Half-Arabian Association of Vancouver for the parking of twelve (12) to fifteen (15) trailers at the P.N.E. Grounds on September 16, 1972, be approved.

FOR COUNCIL ACTION SEE PAGE(S) 542 - 543

Board of Administration, September 1, 1972 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Alterations to the Existing
Gasoline Service Station

The Director of Planning and Civic Development reports as follows:

"Shell Canada Limited have filed Development Permit Application No. 59215 to alter the existing gasoline service station by the installation of new facia and external finishes.

The site is located at the south-east corner of Alamein Avenue and MacDonald Street and is in a C-1 Commercial District.

The gasoline service station policy, as adopted by City Council in October of 1968, permits the alteration of the existing gasoline service station located at this site.

The Technical Planning Board and Vancouver City Planning Commission recommend that Development Permit Application No. 59215 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the alteration of the existing gasoline service station located on this site by the installation of new facia and exterior finishes, subject to the following conditions:

- (a) Prior to the issuance of the Development Permit,
 - (1) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:
 - (i) The provision of and details of a screening fence along the lane property line and the interior property line.
 - (ii) The provision of and detail of a properly screened trash enclosure.
 - (iii) Details of the treatment of all four elevations of the building.
 - (iv) The location of any outdoor merchandise displays on the site if any with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.
 - (2) All landscaping is to be first approved to the satisfaction of the Director of Planning and Civic Development.
- (b) The screening on the site is to be provided in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within sixty (60) days from the date of completion of the development.
- (c) All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of completion of development and thereafter to be permanently maintained.
- (d) The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that the recommendation of the Technical Planning Board and the Vancouver City Planning Commission be endorsed.

Board of Administration, September 1, 1972 (FINANCE - 1)

FINANCE MATTERSRECOMMENDATIONS1. Printing Information Brochure for Opening Ceremonies -
New Archives Building - \$300

During the Budget Committee's review of the 1972 Revenue Budget the City Archivist's request for \$300 to print an information brochure for the opening ceremonies of the new archives building was deleted and referred to the Finance Committee for consideration.

With reference to the above, the City Clerk reports that the City Archivist has submitted the following report:

"The opening of the new building with the attendant publicity, provides a most opportune time for the City Archives to seek public assistance in the development of the collections of private records belonging to individuals, companies, clubs and societies. Such development is one of the principal functions of the Archives as defined by the Statement of Purposes and Objectives for the Archives Division passed by Council on 23 November 1971. An information brochure would highlight some of the basic vital statistics of the new building, pointing out, for example, how the temperature and humidity control will provide optimum conditions for the proper preservation and servicing of valuable historic documents and other articles. At the same time it would also describe how the Archives functions as a repository for photographs and documents relating to the history of Vancouver. It would be issued both for the opening of the building and later used in written contacts with prospective donors. If Council approves the request, the \$300 will be provided from Contingency Reserve, for printing of the brochure."

The City Clerk supports the foregoing request of the City Archivist.

Your Board RECOMMENDS approval of this request.

2. Investment Matters - (Various Funds) - July, 1972

- (a) Security transactions during the month of July, 1972.
(b) Summary of Securities held by the General and Capital Accounts only as at July 31, 1972.

(a)

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
	<u>Chartered Bank and Government Deposit</u>		<u>Receipts and Notes Purchased</u>			
July 4	Bank of Montreal	Aug. 15/72	\$1,106,328.77	\$1,100,000.00	42	5.00
4	" "	Aug. 16/72	1,307,657.53	1,300,000.00	43	5.00
4	" "	Aug. 28/72	705,273.97	700,000.00	55	5.00
4	" "	Aug. 29/72	705,369.86	700,000.00	56	5.00
4	" "	Aug. 30/72	705,465.75	700,000.00	57	5.00
4	Bank of B.C.	Aug. 31/72	2,923,640.16	2,900,000.00	58	5.13
4	Canadian Imperial Bank	Sept. 15/72	2,324,158.95	2,300,000.00	73	5.25
4	" " "	Sept. 27/72	708,594.44	700,000.00	85	5.27
4	" " "	Sept. 28/72	708,695.55	700,000.00	86	5.27
5	Bank of Montreal	Oct. 16/72	2,000,000.00	1,970,480.00	103	5.31
5	" "	Sept. 29/72	2,000,000.00	1,975,480.00	86	5.27
5	" "	Oct. 13/72	1,000,000.00	985,660.00	100	5.31
5	Saskatchewan Treasury Bill	Sept. 1/72	800,000.00	793,416.00	58	5.22
5	Bank of B.C.	Oct. 31/72	3,763,396.71	3,700,000.00	118	5.30
5	Banque Canadienne Ntl.	Sept. 29/72	3,000,000.00	2,963,700.00	86	5.20
5	Mercantile Bank of Canada	Sept. 29/72	500,000.00	493,950.00	86	5.20
6	Canadian Imperial Bank	Oct. 20/72	609,381.00	600,000.00	106	5.38
6	" " "	Oct. 27/72	711,667.25	700,000.00	113	5.38
6	" " "	Oct. 30/72	711,977.00	700,000.00	116	5.38
6	" " "	Nov. 15/72	1,019,946.66	1,000,000.00	132	5.52

Cont'd...

Board of Administration, September 1, 1972 (FINANCE - 2)

CLAUSE NO. 2 (continued)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
	<u>Chartered Bank and Government Deposit Receipts and Notes Purchased</u>					
July 6	Banque Canadienne Ntl.	Aug. 15/72	2,000,000.00	1,988,775.60	40	5.15
6	Bank of Montreal	July 7/72	10,001,027.40	10,000,000.00	1	3.75
7	" "	Nov. 27/72	714,397.95	700,000.00	143	5.25
7	Royal Bank of Canada	Oct. 31/72	915,016.44	900,000.00	116	5.25
7	" " "	Nov. 1/72	813,463.01	800,000.00	117	5.25
7	Bank of Nova Scotia	Nov. 30/72	3,200,000.00	3,133,824.00	146	5.28
7	" " "	Dec. 1/72	3,000,000.00	2,937,540.00	147	5.28
7	Mercantile Bank of Canada	July 10/72	1,700,000.00	1,699,252.00	3	5.40
7	Bank of Nova Scotia	Nov. 28/72	714,498.63	700,000.00	144	5.25
10	Prov. Bank of Canada	Nov. 16/72	1,700,000.00	1,668,159.00	129	5.40
10	Bank of Montreal	July 14/72	1,000,000.00	999,450.00	4	5.01
10	Ontario Treasury Bill	Oct. 2/72	499,858.96	493,936.60	84	5.21
11	Royal Bank of Canada	Oct. 2/72	506,111.30	500,000.00	83	5.375
11	Canadian Imperial Bank	July 14/72	1,000,000.00	999,600.00	3	4.91
11	" " "	Dec. 1/72	3,067,686.67	3,000,000.00	143	5.76
12	Royal Bank of Canada	Sept. 18/72	302,878.36	300,000.00	68	5.15
12	" " "	Nov. 29/72	714,767.12	700,000.00	140	5.50
13	Mercantile Bank of Canada	July 17/72	500,000.00	499,740.00	4	4.76
14	Canadian Imperial Bank	Dec. 15/72	1,535,291.67	1,500,000.00	154	5.58
17	Bank of Nova Scotia	Dec. 15/72	1,023,498.08	1,000,000.00	151	5.68
18	Canadian Imperial Bank	Dec. 22/72	1,023,986.11	1,000,000.00	157	5.58
19	Bank of Nova Scotia	Dec. 22/72	1,022,908.49	1,000,000.00	156	5.36
20	Royal Bank of Canada	Dec. 22/72	511,465.75	500,000.00	155	5.40
21	Toronto Dominion Bank	Dec. 22/72	1,023,163.29	1,000,000.00	154	5.49
24	Bank of Nova Scotia	Dec. 29/72	900,000.00	879,552.00	158	5.37
25	Banque Canadienne Ntl.	Dec. 22/72	600,000.00	587,022.00	150	5.38
25	Bank of B.C.	Aug. 1/72	980,896.50	980,000.00	7	4.77
27	Royal Bank of Canada	Nov. 17/72	406,649.97	400,000.00	113	5.37
28	Toronto Dominion Bank	Dec. 27/72	717,519.56	700,000.00	152	6.01
			<u>\$69,406,638.86</u>	<u>\$68,549,537.20</u>		

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Annual Yield %</u>
	<u>Debentures Purchased</u>						
July 13	City of Van. 3 3/4%	Apr. 1/73	\$40,000.00	\$98.00	\$39,200.00	0/9	6.67
14	" " 5%	May 1/78	2,000.00	86.31	1,726.20	5/10	8.00
14	" " 4 3/4%	Apr. 15/73	27,000.00	98.85	26,689.50	0/9	6.35
14	" " 3 3/4%	Dec. 1/74	1,000.00	92.00	920.00	2/5	7.50
14	" " 5 1/2%	Mar. 1 75-79	20,000.00	91.434	18,286.80	2/8 to 6/8	7.75
14	Gtr. Van. Wtr. Dist. 5 1/4%	Dec. 1/76	2,000.00	90.79	1,815.80	4/5	7.75
			<u>\$92,000.00</u>		<u>\$88,638.30</u>		

SINKING FUND TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Annual Yield %</u>
	<u>Debentures Purchased</u>						
July 14	City of Van. 7 3/4%	July 14/87	<u>\$1,754,602.34</u>	\$100	<u>\$1,754,602.34</u>	15/0	7.75

/ Direct issue of local improvement debentures to Sinking Fund.

CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Annual Yield %</u>
	<u>Debentures Purchased</u>						
July 4	City of Van. 5 1/2%	Mar. 1/78	\$2,000.00	\$87.625	\$1,752.50	5/8	8.30
4	" " 5%	May 1/78	4,000.00	86.25	3,450.00	5/10	8.00
4	" " 5 1/2%	Dec. 1/78	1,000.00	87.50	875.00	6/5	8.00
			<u>\$7,000.00</u>		<u>\$6,077.50</u>		

Cont'd.....

Board of Administration, September 1, 1972 (FINANCE - 3)

CLAUSE NO. 2 (continued)

(b)	<u>SUMMARY OF SECURITIES HELD AS AT JULY 31, 1972</u>	
	<u>GENERAL AND CAPITAL ACCOUNTS ONLY</u>	
<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cost or Book Value</u>
<u>Short Term</u>		
Chartered Banks & Government		
Deposit Receipts and Notes	<u>\$55,205,611.46</u>	<u>\$54,351,495.20</u>
<u>Medium Term</u>		
B.C. Hydro & Power Authority		
7% Parity Bonds due Sept. 1/75	<u>\$ 300,000.00</u>	<u>\$ 302,055.59</u>

RECOMMENDATION

RECOMMENDED by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for July, 1972 be confirmed.

3. Foreign Owned Diplomatic and Consular Properties Exempted from Real Property Taxation

The Director of Finance reports as follows:

"The Board of Administration reported to Council on these exemptions on January 24, 1961 and was instructed by Council to 'take up the matter of compensation by the Federal Government for loss of taxes on consular property with the Canadian Federation of Mayors and Municipalities.' This was done and replies from the External Affairs Department to the Federation state 'it is not considered possible to accede to your request for a grant equal to taxes exempted each year on the properties of foreign governments', and it is also stated 'The reimbursement to municipalities in the Ottawa area for taxes which they are unable to levy upon property of foreign governments is a special arrangement applying only to diplomatic and not consular properties'.

As several years have passed since this matter was reviewed, it is quite possible the attitude of the Federal Government has changed, and as these exemptions appear to be a matter of international law with respect to diplomatic properties and federal policy for consular properties, Council may wish to request that the matter be again reviewed by the Canadian Federation of Mayors and Municipalities at this time.

It is RECOMMENDED that Council request the Canadian Federation of Mayors and Municipalities on behalf of member municipalities, to review the matter of exemption from real property taxes of both diplomatic and consular properties in Canada, with a view to obtaining grants to cities and municipalities equal to real property taxes, if levied on such properties."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

Board of Administration, September 1, 1972 (FINANCE - 4)

4. City Bond Issue - Fall of 1972

Your Board has received the following report from the Director of Finance.

"The City's last bond issue was on November 1, 1971 in the amount of \$5,000,000 in the Canadian market. Under normal circumstances another bond issue might well have occurred in the late Spring of 1972. However, the strike delayed both capital spending and the possibility of a bond issue. It is now proposed that the City have a bond issue this fall, probably towards the end of October in an amount of \$6,000,000 to \$7,000,000. This would be the only bond issue in 1972 and the next one could be expected in the Spring of 1973. Again, under normal circumstances, there are generally two bond issues per year.

Bond Markets

The following countries maintain bond markets that it would be theoretically possible for the City to borrow in:

United States
Germany
Japan
France
Switzerland
{and Canada}

The French and Swiss markets should be eliminated on the basis of uncertainty and the quite long queue {in excess of six months}. The Japanese market is developing very quickly but terms are not really suitable yet for Vancouver and it appears to be the currency most liable to upward revaluations. Also, the interest rate in Japan is not as low as elsewhere and their costs {commission, trustee, etc.} are higher. The U.S. market is, in our opinion, unsatisfactory, both because the interest rate is only slightly lower than that obtainable in Canada, and because of the very unfavourable exchange situation.

This leaves the Canadian and German markets for consideration. A City of Vancouver bond issue in Canada would probably cost the City approximately 8.5% and an issue in Germany would probably cost about 6.8%. However, an issue in Germany would also open the City to potential problems in the future if the Deutschmark were revalued upward with respect to the Canadian dollar. The 1.7% difference in the interest rates provides considerable protection against such an occurrence, but the possibility of revaluation must be taken into consideration. The possibility of revaluation results from the fact that borrowings in foreign countries are denominated in the currencies of those countries.

The Federal Government is attempting to discourage borrowing outside of Canada because of the effect on the Canadian dollar. However, neither the Federal Government or the B.C. Provincial Government are prepared to assist municipal government in meeting their borrowing requirements. Furthermore, there have been various Provincial Government bond issues in the European markets in the last few months. All of this would seem to suggest that the City's primary concern in determining where to sell the bond issue must be the interests of the taxpayers of Vancouver, i.e. lowest cost.

Consideration of offshore borrowing policy

Council at this time might wish to consider establishing some kind of general policy related to potential borrowings in Germany. For instance, given the present reduced likelihood of revaluation upwards of the German DM it appears not unreasonable that the full cost of the City borrowing in Germany should be at least 14% lower than the estimated cost of borrowing in Canada. Further, it appears to be wise to appoint a Canadian brokerage firm to represent the City's interests in any offshore bond issue. The cost of such representation is absorbed in the German commission.

Cont'd.....

Board of Administration, September 1, 1972 (FINANCE - 5)

CLAUSE NO. 4 (continued)

It should be further pointed out that interest rates in Germany (and also Japan) are not subject to the constant fluctuations that occur in Canada and the U.S. There is no such thing as different German brokers or banks bidding different interest rates on new bond issues. The interest rates appear to be set by government and change relatively slowly. Therefore, one does not go out for bids as one would in Canada, but chooses a specific bank or banks that can handle the issue.

Recommendation

I RECOMMEND that Council approve in principle a bond issue of 6 to 7 million dollars for placement in the near future and direct the Special Committee re Bond Issues to place the issue under the following policy guidelines:

- a) that if an issue in German Deutschmarks would produce an interest cost at least 1 $\frac{1}{2}$ % lower than the City could appear to obtain in Canada, and other conditions in the German market are satisfactory, then the Committee may proceed to place the issue in Germany, and appoint a Canadian broker to represent the City's interests in the placement;
- b) that if the German market is not or cannot be chosen then the Committee may proceed to place the issue in the Canadian bond market by obtaining tenders from bond dealers, terms (years, serial or sinking fund, etc.) to be established by the Committee, the bids to be reported to Council for acceptance.

(Council will be required to pass the necessary borrowing by-law to complete the placement of any bond issue decided upon.)"

Your Board RECOMMENDS that the recommendations of the Director of Finance be adopted.

CONSIDERATION

5. Appointment of Auditors 1973

The Director of Finance reports as follows:

"The matter of appointment of External Auditors for the City for the year 1973, pursuant to Section 230 of the Vancouver Charter is submitted for consideration.

The City's present auditors, Riddell, Stead and Co., by letter dated August 16, 1972, applied for appointment as the City's auditors for the year 1973 and have submitted information in support of their application.

The proposed fee is \$36,650, which represents an increase of \$2,400, or 7% over the 1972 fee. They state this increase takes into account both steadily continuing salary increases for their staff, and increases in volume of the City's transactions.

The appointment of auditors should be in the following form:

That the firm of ----- be appointed Auditors for the City of Vancouver for the year 1973 at a fee of ----- in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962."

Your Board submits the report of the Director of Finance for Council CONSIDERATION.

(Copies of letter dated August 16, 1972 are circulated for the information of Council.)

BOARD OF ADMINISTRATIONPROPERTY MATTERSSEPTEMBER 1, 1972RECOMMENDATIONS

1. Acquisition for Widening 37th Avenue
Between Fraser and Inverness Streets

The Supervisor of Property & Insurance reports as follows:-

"On September 21st, 1971, City Council dealt with the question of whether 37th Avenue was to remain at 33 feet or ultimately widened to 50 feet. City Council recommended a course of action be taken with respect to the development of a 50 ft. street. In this connection, the above property, which is required for the widening of 37th Avenue, has been offered for sale by the owner to the City.

Lot 18 exc. W 7', Block 2, D.L.'s 668-670, being 5332 Fraser Street, comprise a 1-storey frame dwelling with concrete foundation, erected in 1929 on a lot 33' x 103', zoned RT-2. The dwelling contains 4 rooms on the main floor, plus 2 rooms in the basement, also 5 plumbing fixtures, has a patent shingle roof, wood siding exterior and is heated by an automatic gas-fired furnace. This dwelling is in good condition for age and type and is occupied by the owner.

Negotiations with the owner's representative confirm that she is prepared to sell for the sum of \$22,000.00 as of September 15th, 1972, subject to the owner retaining rent-free possession to November 30th, 1972. These premises are to be offered for rent when the present owner vacates. It is considered that the above price is fair and equitable and represents market value in this area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$22,000.00 on the foregoing basis chargeable to Code #561/2903, Land Purchase Fund for Future Civic Purposes."

Your Board

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre

The Supervisor of Property and Insurance reports as follows:-

"Parcel B of Lots 4 to 6, Block 40, D.L. 264A, known as 1479 William Street, is required by the City for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2-storey frame dwelling with a main floor area of approximately 990 sq. ft., erected in 1912 on a site 30.83' x 90', zoned RM-3. The dwelling contains 7 rooms divided into 2 rental units, 2 unfinished rooms in the basement, 8 plumbing fixtures, has a patent shingle roof, wood shingle and asphalt siding exterior, full concrete basement and is heated by an oil-fired hot air furnace. The main floor and basement area is occupied by the owner and the second floor unit is presently vacant. This dwelling is in average condition for age and type.

(Continued)

Board of Administration, September 1, 1972 . . . (PROPERTIES - 2)

Clause No. 2 (Continued)

Following negotiations with the owner's solicitor, the owner has agreed to sell for the sum of \$20,400.45 inclusive of legal and miscellaneous costs and subject to the owner retaining rent-free possession to and including November 15th, 1972.

The foregoing represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$20,400.45 on the foregoing basis chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Lease Renewal - Portion of Kent Street

The Supervisor of Property and Insurance reports as follows:

"The portion of Kent Street West of Ash Street and North of Right-of-Way has been leased since August 11th, 1952 for successive 10-year periods. The current lease expired on August 10th, 1972 and the lessee, Rayonier Canada (B.C.) Limited, have requested a further 10-year renewal, subject to the same terms and conditions.

The City Engineer concurs with a lease renewal and the Supervisor of Property and Insurance recommends that the lease be renewed for the period August 11th, 1972 to June 30th, 1978, the termination date to coincide with Rayoner's lease of Heather Street to the West, subject to a rental increase from \$743.16 per annum plus taxes to \$1,112.40 per annum plus all taxes as if levied.

RECOMMENDED that the portion of Kent Street West of Ash Street and North of the Right-of-Way be leased to Rayonier Canada (B.C.) Limited for a further term, August 11th, 1972 to June 30th, 1978, at a rental of \$1,112.40 per annum plus all taxes, subject to the terms and conditions as contained in the current lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

4. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

(Continued)

Board of Administration, September 1, 1972 . . . (PROPERTIES - 3)

Clause No. 4 (Continued)

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
3608 E.55th Ave. Lot 21, Blks. 1-3, NE $\frac{1}{4}$ D.L. 335	Replotting S.E. Sector	Paul Bulych	\$ 750.00	4812/75
3436 E. 54th Ave. Lots 2 & 3, N.Pt. of N.W. $\frac{1}{4}$ D.L. 335	Replotting S.E. Sector	Paul Bulych	\$ 450.00	4812/75
1070 Haro St. W $\frac{1}{2}$ Lot 8 & Lot 9, Blk. 6, D.L. 185	Fire Hall Headquarters Replacement	Johnston & McKinnon Demolitions Ltd.	\$7,800.00	345/1301
858 Bidwell St. Lot 7 N.51', Blk. 57, D.L. 185	West End Community Centre	P. Blackall	\$1,735.00	649/1102
3672 East 54th Ave. Lot 7 & Amd. Lot 8, Blks.1-3, NE $\frac{1}{4}$ D.L. 335	Replotting S. E. Sector	R. O'Day	\$ 645.00	4812/75
3618 East 55th Ave., Lot 22 E $\frac{1}{2}$, Blks. 1-3, NE $\frac{1}{4}$ D.L. 335	Replotting S. E. Sector	R. O'Day	\$ 440.00	4812/75

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S).....543